

PROPERTY LOCATION

No	Alt No	Direction/Street/City
8		COLUMBIA RD, ARLINGTON

OWNERSHIP

Owner 1:	BADUA RYAN & JENNIFER
Owner 2:	
Owner 3:	
Street 1:	8 COLUMBIA RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

PREVIOUS OWNER

Owner 1:	FOLEY ROSE/TRUSTEE -
Owner 2:	FOLEY TRUST -
Street 1:	8 COLUMBIA RD
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,110 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1947, having primarily Vinyl Exterior and 1918 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bd rms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6110		Sq. Ft.	Site		0	70.	0.99	12									422,311						422,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6110.000	320,300	1,100	422,300	743,700
Total Card	0.140	320,300	1,100	422,300	743,700
Total Parcel	0.140	320,300	1,100	422,300	743,700
Source:	Market Adj Cost	Total Value per SQ unit /Card:	387.75	/Parcel:	387.7

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	320,400	1100	6,110.	422,300	743,800	743,800	Year End Roll	12/18/2019
2019	101	FV	249,700	1100	6,110.	392,100	642,900	642,900	Year End Roll	1/3/2019
2018	101	FV	244,400	0	6,110.	392,100	636,500	636,500	Year End Roll	12/20/2017
2017	101	FV	244,400	0	6,110.	343,900	588,300	588,300	Year End Roll	1/3/2017
2016	101	FV	244,400	0	6,110.	313,700	558,100	558,100	Year End	1/4/2016
2015	101	FV	230,200	0	6,110.	277,500	507,700	507,700	Year End Roll	12/11/2014
2014	101	FV	230,200	0	6,110.	262,400	492,600	492,600	Year End Roll	12/16/2013
2013	101	FV	230,200	0	6,110.	249,800	480,000	480,000		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FOLEY ROSE/TRU	55046-567		7/26/2010		429,900	No	No		
FOLEY DANIEL P	32054-50		11/12/2000	Convenience		1	No	No	4
	8790-470		1/1/1901			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/27/2011	344	Addition	180,035					2 STORY ADD W/1 BD

ACTIVITY INFORMATION

Date	Result	By	Name
9/8/2018	MEAS&NOTICE	BS	Barbara S
7/11/2012	Measured	BR	B Rossignol
1/10/2009	Meas/Inspect	372	PATRIOT
10/18/2001	Inspected	PM	Peter M
10/30/2000	Hearing N/C	163	PATRIOT
10/13/1999	Meas/Inspect	256	PATRIOT
2/1/1990		PM	Peter M
Sign:	VERIFICATION OF VISIT NOT DATA		



USER DEFINED

Prior Id # 1:	45686
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

